

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0032-25	RECEIVED: May 13, 2025 by dbritt
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Church Acres
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APPLICANT INFORMATION:

Landowner's name: Church, Ronald S & Nicole K		
Mailing address: [REDACTED]		
City: Sagle	State: ID	Zip code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 265 - 4474	Fax:	
E-mail: truxton@glaheinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 20	Township: 56N	Range: 1W	Parcel acreage: 10
Parcel # (s): RP56N01W203152A			
Current zoning: Rural 5		Current use: Rural Residential (5-10 AC)	
Comprehensive plan designation:			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 5.02	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.01	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input checked="" type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Dirt driveway connected to Pipsissewa PI</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? Sagle Fire

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual Septic

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual Well

Note: Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 5/12/2025

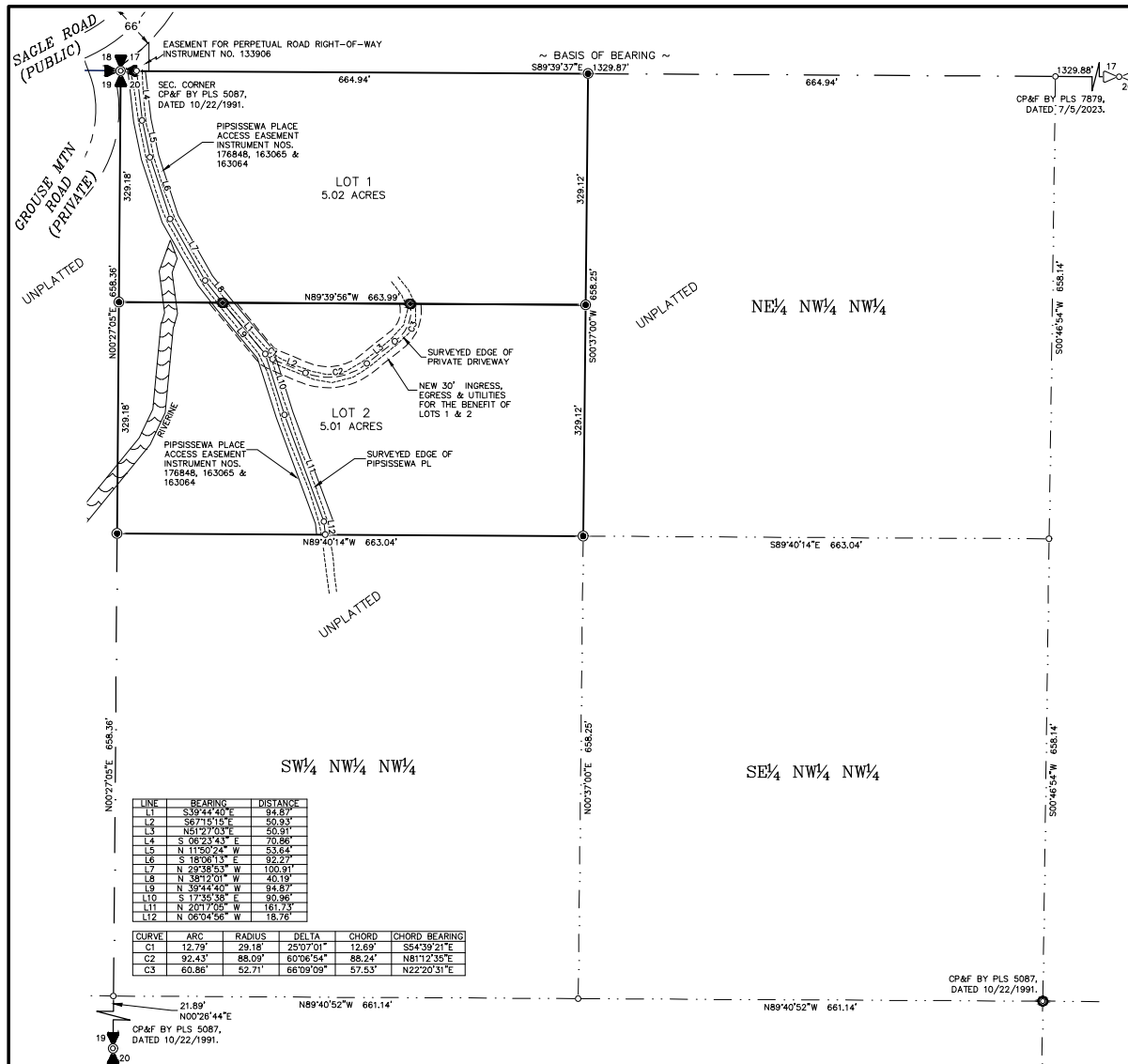
DocuSigned by:

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Signed by:

Landowner's signature:  Date: 5/12/2025

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**SURVEYOR'S NARRATIVE**

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1030570, RECORDED AT BONNER COUNTY, TAKING SAID PARCEL AND DIVIDING IT INTO TWO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000000000. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'42" AT THE NORTHWEST CORNER OF SECTION 20.



1/4	Section	Township	Range	MONTANA	IDAHO
20	56	1	N	W	
PROJECT # 25-079 CHURCH			Plot Date: 5/12/2025		
DRAWING NAME: 25-079 Church MLD-TDLG			DRAWN BY: WASHINGTON		

CHURCH ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 303 Church Street
 Sandpoint, Idaho 83864
 208-265-4474

Scale: **1"=100'**
 Checked By: **TLAG** Drawn By: **TDLG**
 Sheet: **1 of 2**

CHURCH ACRES

LYING IN A PORTION OF THE NW ¼ OF SECTION 20,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RONALD S CHURCH AND NICOLE K CHURCH, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'CHURCH ACRES' BEING A PORTION OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1 & 2 OF THIS PLAT.

RONALD S CHURCH

DATE

NICOLE K CHURCH

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD S CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NICOLE K CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CHURCH ACRES" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER BY DEPUTY

\$ _____ FEE

PLACE RECORDING LABEL HERE



						CHURCH ACRES	
PROJECT # 25-079 CHURCH				DRAWING NAME: 25-079 Church MLD-TDLG		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-286-4474	
DRAWING DATE: 5/12/2025				PLOT DATE: 5/12/2025		Scales: N/A	
Checked By: TLAG				Drawn By: TDLG		Sheet: 2 of 2	